

F-4-92

Routzahn-Waters Farmstead  
Middletown vicinity  
Private

Ca. 1830-1900

The Routzahn-Waters Farmstead is centered on a circa 1830 brick dwelling with a modern brick porch and a two-story rear wing and its associated outbuildings, including a contemporary brick smokehouse, a frame bank barn, a frame blacksmith shop, and two frame sheds. The farm also includes several non-contributing concrete block and metal sheds, silos, and a dairy barn and milk house. Established about 1830 by Jacob Routzong (later more commonly spelled Routzahn), the farmstead is a typical representative of the ways in which agricultural advances changed the make-up of the farm building groups. Several outbuildings have undoubtedly been demolished and the remaining outbuildings have a low level of integrity when compared with more complete farmsteads of the same period; however, the Routzahn-Waters Farmstead is similar to many other Frederick County farms which remain active agricultural operations.

F-4-92  
Routzahn-Waters Farmstead  
Middletown  
Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont  
(Harford, Baltimore, Carroll, Frederick, Howard, Montgomery  
Counties, and Baltimore City)

Chronological/Development Period:  
Agricultural-Industrial Transition, A.D. 1815-1870

Prehistoric/Historic Period Themes:  
Architecture, Landscape Architecture and Community Planning

Resource Type:

Category: Building

Historic Environment: Rural

Historic Function and Use:  
Domestic/single dwelling/residence  
Domestic/secondary structure/smokehouse  
Agriculture/subsistence/animal facility/barn  
Agriculture/subsistence/agricultural outbuilding

Known Design Source: None

# Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE ☐ yes ☒ no

## 1. Name (indicate preferred name)

historic Routzahn-Waters Farmstead

and/or common

## 2. Location

street & number 8401 Old Hagerstown Road ☐ not for publication

city, town Middletown ☒ vicinity of congressional district 6th

state Maryland county Frederick

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name H&R Properties, Inc.

street & number P.O. Box 46 telephone no.:

city, town Middletown state and zip code Md. 21769

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 726

street & number 100 W. Patrick Street folio 451

city, town Frederick state Md. 21701

## 6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

## 7. Description

Survey No. F-4-92

### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 6

The Routzahn-Waters Farmstead is an agricultural complex centered on a circa 1830 two-story brick dwelling with late 19th and early 20th century alterations with a contemporary brick smokehouse, a frame blacksmith shop, a frame equipment shed, and a frame bank barn, the last three structures built from about 1850 to 1900. The farmstead is located on the east side of Old Hagerstown Road about 1/4 mile south of the Station Road intersection near Middletown, Frederick County, Maryland. The farmstead is surrounded by open agricultural fields and is visible from the road at a distance of about 200 yards. Several non-contributing structures are included in the farmstead, one of which is a concrete block dairy barn, with an adjacent milk house and two silos. At least three other non-contributing agricultural structures are located in the group.

The dwelling faces west toward Old Hagerstown Road and has a three-bay west elevation with a one-story porch with brick platform and piers added during the mid-20th century. The brick pattern is 5:1 American bond painted red. The entrance is in the north bay, with a modern paneled door and a 4-light transom. The windows are 6/6 with plain lintels and brick rebuilt sills, flanked by shutter hinges and braces, although the shutters are missing. The roof is covered with composition material and a single interior chimney is located at the north gable end. The north elevation has a single bay near the northeast corner with 6/6 sash and two attic windows with 2/2 sash. The south elevation has two bays with similar sash and attic windows. Extending from the northeast corner of the main section is a two-story rear wing with a two-story open porch on the south side. The north side of the wing has an irregular bay arrangement with four on the first story and three on the second. A multi-paned door is located off-center with a three-light transom. The east end of the wing has only two attic windows and an interior end chimney. A patched section of brick indicates the probable location of a back oven projection which has been removed. The south side of the wing has two entrances on the first level and a frame enclosure of the east end of the porch on the first level. The stone basement of the wing is exposed below the porch deck. The porch has plain square posts and a simple balustrade. The interior was inaccessible for this survey.

**Smokehouse:** The brick smokehouse was probably built at the same time as the house. It is located south of the rear wing near the entrance drive which continues eastward into the agricultural group. The smokehouse is generally rectangular with a vertical board door in the east elevation and two vertical board doors in the south elevation. A door in the west elevation gives access to the upper level of the smokehouse. The north elevation has a 2/2 window and a horizontal sliding window. The gables are covered with german siding and the roof is standing seam metal.

**Blacksmith shop:** The frame blacksmith shop may date from about 1875. It is located north of the farm lane and has a wagon shed adjoining on the east. The shop section has vertical board siding and a corrugated metal roof covers the entire structure.

(Continued on separate sheet)

## 8. Significance

Survey No. F-4-92

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates C. 1830

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Routzahn-Waters Farmstead is a fair example of a farmstead of the second quarter of the 19th century and its changes up to about 1900. Although the property includes modern concrete block buildings and is an active farm complex, the six brick and frame buildings including the dwelling, the smokehouse, the blacksmith shop, the bank barn, and two frame sheds exemplify the basic domestic and agricultural buildings of the early 19th century farm. Other outbuildings have undoubtedly been demolished over the years. Compared to more complete farmsteads such as the David Stottlemeyer Farmstead (F-4-62), this complex has low integrity, but is representative of many other farms of the same period in Frederick County in which agricultural technology has caused the demolition or adaptation of older structures and their replacement with new buildings. The farm was apparently established by Jacob Routzong (or Routzahn) (1792-1876) about 1830 and passed to his son Hezekiah in 1866. James K. Waters purchased it in 1914 and Waters family descendants still occupy the farm.

## 9. Major Bibliographical References

Survey No. F-4-92

Bond, Isaac. Map of Frederick County, 1858  
Land Records of Frederick County  
Titus, C.O. Atlas of Frederick County, 1873  
Williams, T.J.C., and Folger McKinsey. History of Frederick County, 1910. Reprinted  
Baltimore: Regional Publishing Co., 1979, pp. 757, 1312.

## 10. Geographical Data

Acreage of nominated property 5 acresQuadrangle name Middletown, Md.Quadrangle scale 1:24000UTM References do NOT complete UTM references

A 

Zone	Easting							Northing	

B 

Zone	Easting							Northing	

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

Approximately 5 acres centered on Tax Map 55, Parcel 64.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Janet L. Davis, Historic Sites Surveyororganization Frederick County Planning & Zoning Dept. date June 1992street & number 12 E. Church Street telephone 696-2958city or town Frederick state Md. 21701

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND  
DHCP/DH  
100 COMMUNITY PLANNING  
CROWNSVILLE, MD 21032-2023  
574-7100

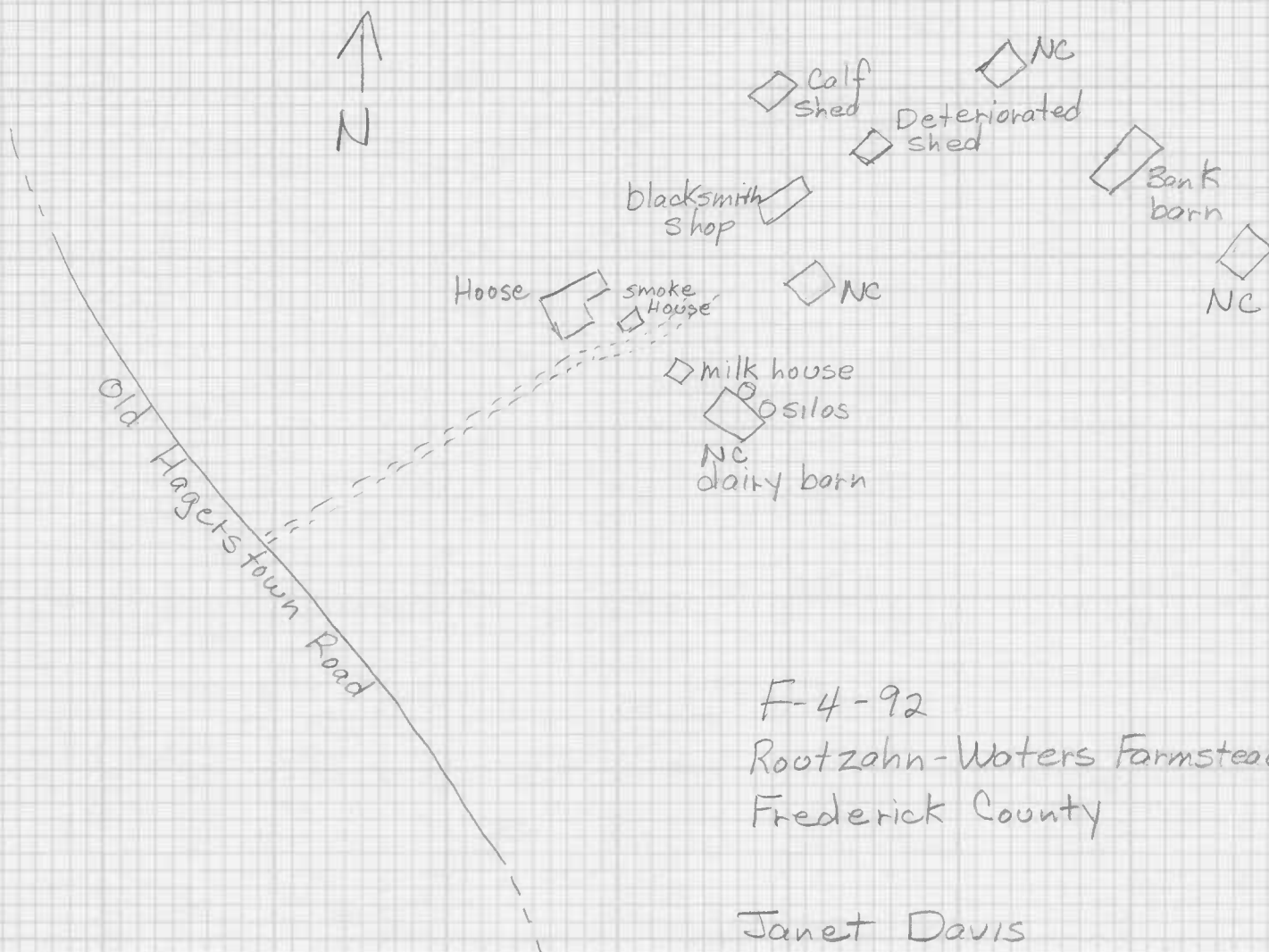
### 7.1 Description (Continued)

A vertical board door in the south elevation opens to the shop area, where a stone and concrete forge is located at the west wall. The east and west wall exteriors are covered with corrugated metal. The wagon shed has two open bays.

Frame shed: A deteriorated frame shed is located east of the blacksmith shop. Its use is undetermined, but it was probably built about 1875 as an equipment shed. It has vertical board siding with board and batten on the north and south elevations. Sliding tongue-and-groove doors are located on the east gable end. A wood shingle roof is visible under the deteriorated corrugated metal roof covering. The west elevation has a single vertical board door with a flanking 3/3 window.

Bank barn: The frame bank barn is located at the eastern edge of the agricultural group. It has a stone foundation and vertical siding on its upper structure. The roof is partly shingle under corrugated and standing seam metal. The north elevation has tongue-and-groove sliding doors which probably replace the original swing doors. At the southwest corner is a non-contributing loafing shed with metal siding. The barn was probably originally built about 1850.

Calf shed: A small frame, open-sided shed located north of the blacksmith shop is currently in use as a calf shed. It has vertical siding and a standing seam metal roof. Three bays open toward the south. Its date is uncertain, but could be around 1900.



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Rootzahn-Waters Farmstead  
Frederick County

Janet Davis  
June 1992

Not to Scale

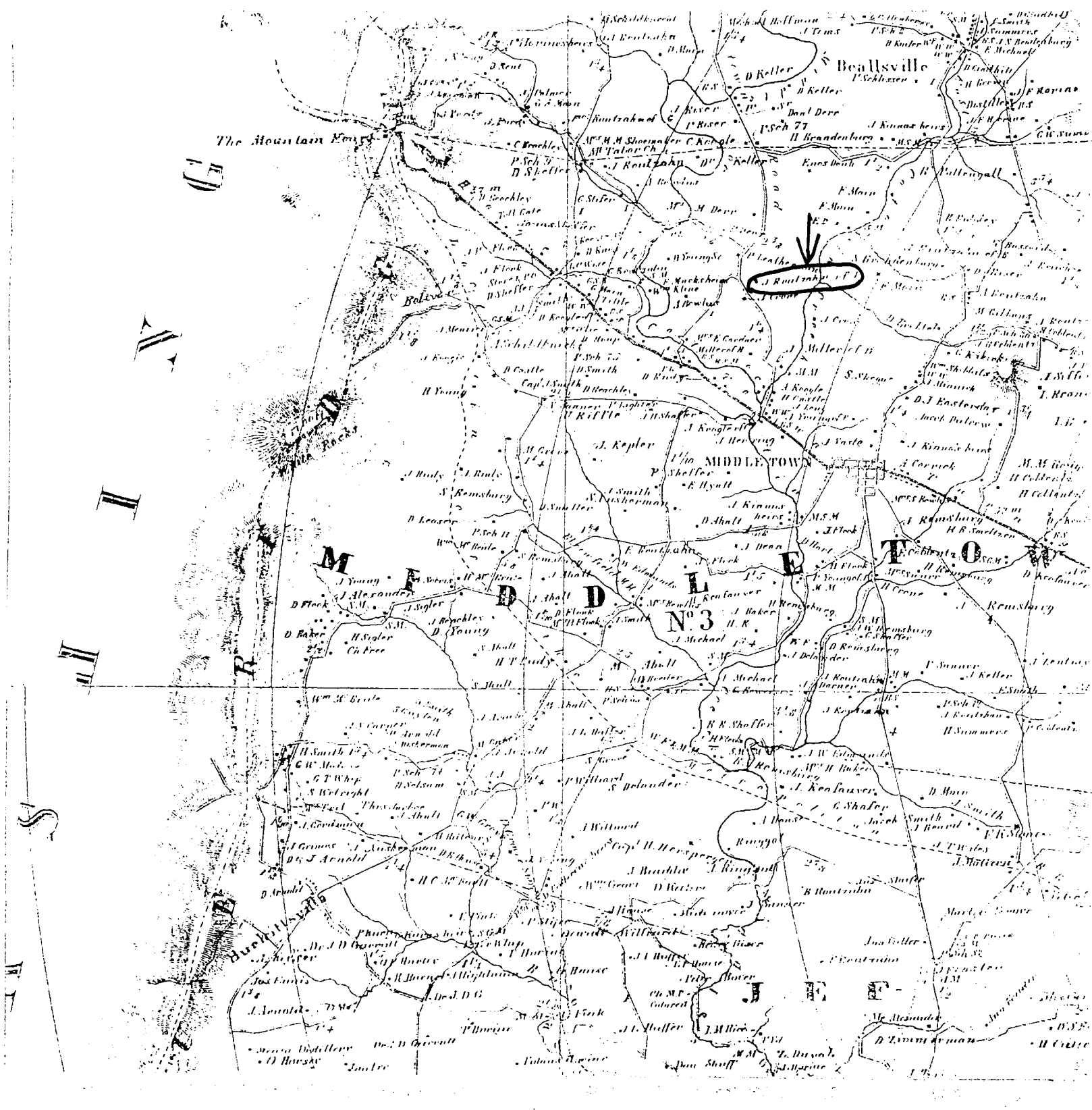


8401 O. Hagerstown Rd.

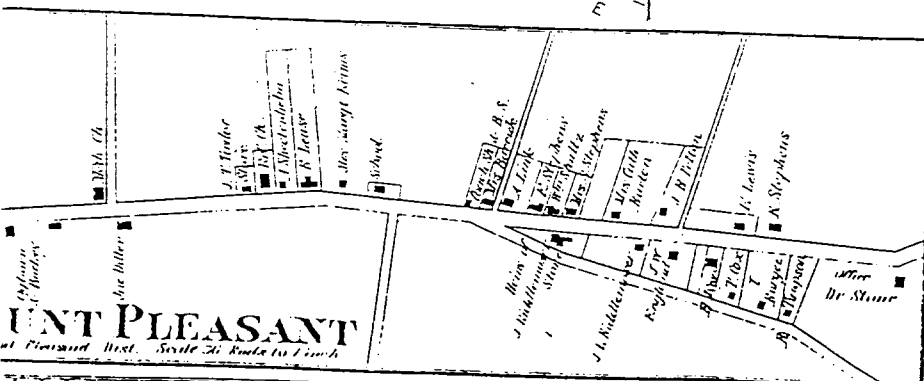
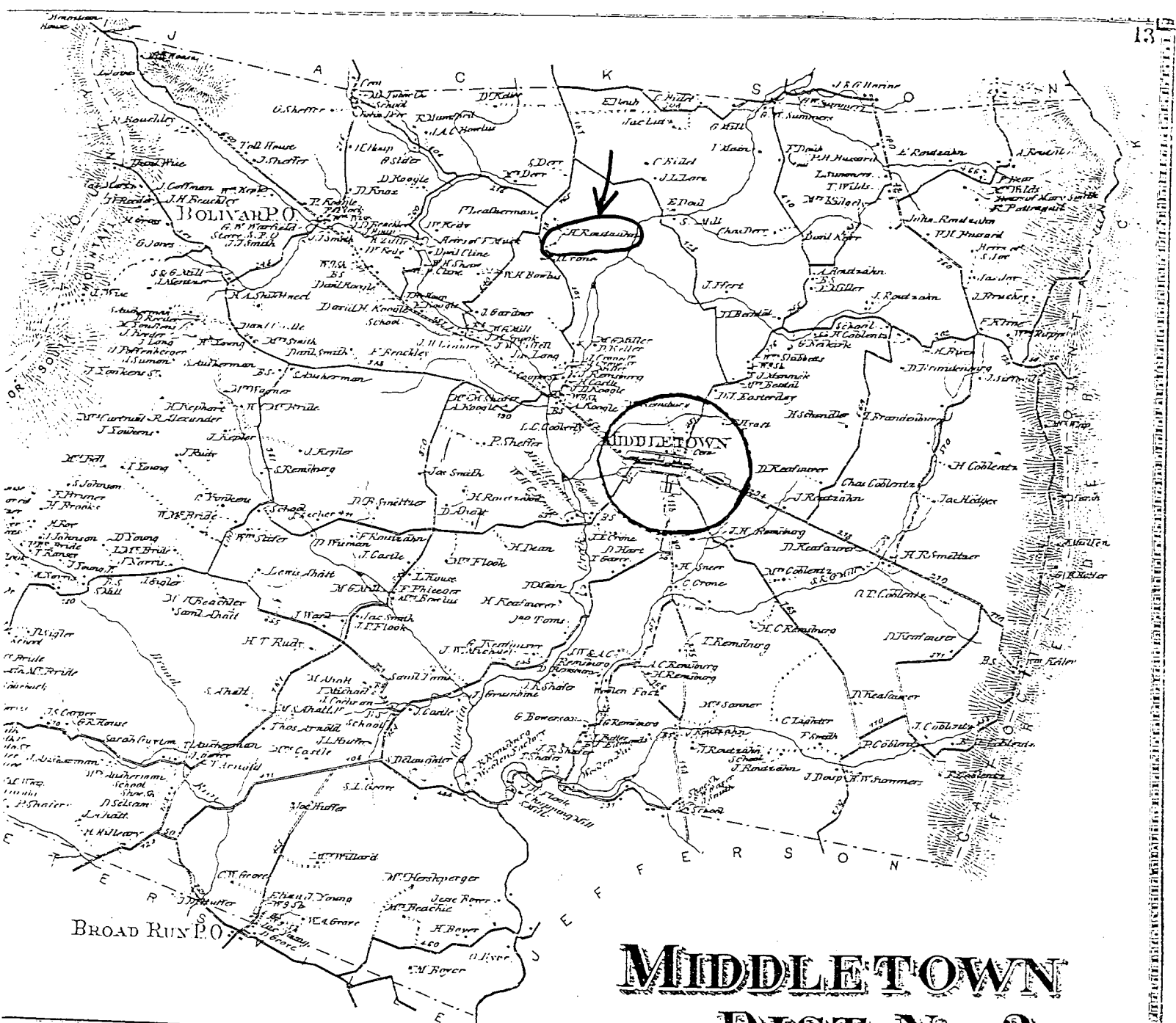
LIBER/FOLIO	GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
726/451 28 Jun 65	H & R Properties, Inc	Mary E. Waters and Helen W. Gladhill joint tenants	P. 1 of 4 172 <sup>3</sup> / <sub>4</sub> A.		
406/534 13 Mar 37	Guy D. Waters & Mary E. Waters  (Guy died 18 Jul 59)	H. Kieffer DeLauter	172 <sup>3</sup> / <sub>4</sub> A.		
406/533 13 Mar 37	H. Kieffer DeLauter	Guy D. & Mary E. Waters			
404/482 10 Sept 17	Guy D. Waters	James K. Waters		<del>\$3250</del> \$10,750	
HWB 308/287 27 Mar 14	James K. Waters	Albert B. Rontzahn et al	"Bloomsburg", "Schley's Discovery", "Goose Bill", "A. N. You See It" "The Sun is Down and the Moon Is Up"	} 172 A.	
Will Book HL 1/349	Albert B. Rontzahn	Hezekiah Rontzahn			
JWLC 4/168 4 Jun 1866	Hezekiah Rontzahn	Jacob & Catharine Rontzong (see)	172 A.	\$1292.50	

F-492

LIBER/FOLIO	GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
JS 31/296 15 Apr 1829	Jacob Routzong	Samuel Blizzard	Bloomsburg, Schley Disigully, Goose Bill (largest parcel - 78 a.)	\$5,328	
HS 7/149 24 Mar 1838	Jacob Routzong	Samuel Sons of Jacob - 7 a.		\$381.25	
Williams & McKinney, p. 757:		Jacob Routzahn (1792-1876) = Catherine ("Floyd") Hezekiah Routzahn (dec. by 1910) = Elizabeth (Boulus)			



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 Frederick County  
 Isaac Bond, Map of Frederick  
 County, 1858.

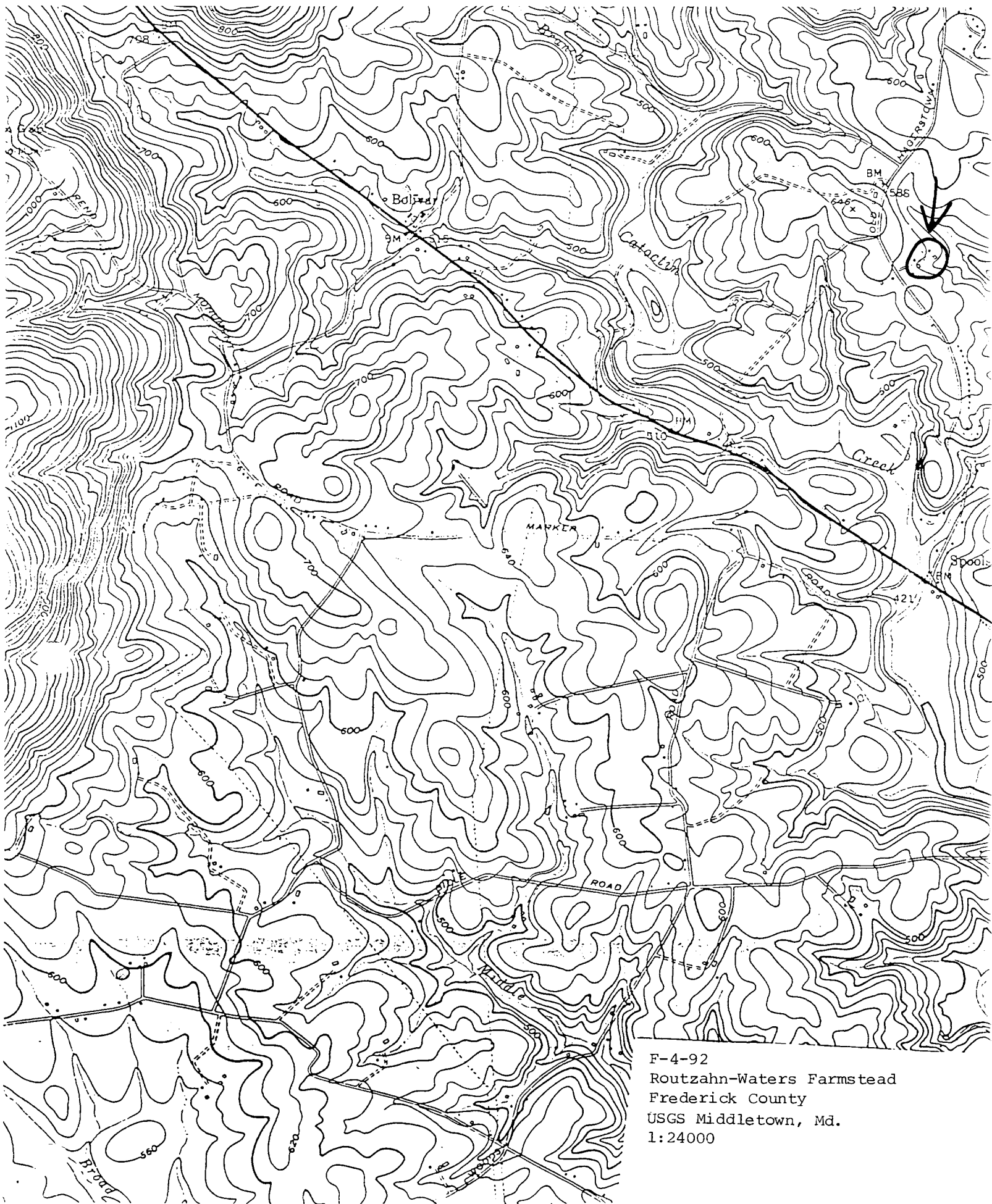


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Routzahn-Waters Farmstead

Frederick County

C.O. Titus, Atlas of Frederick  
County, 1873.



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Routzahn-Waters Farmstead  
Frederick County  
USGS Middletown, Md.  
1:24000



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Routzahn-Waters Farmstead  
Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. STPO, Crownsville, Md.  
West elevation

76





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Routzahn-Waters Farmstead

Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO. Crownsville, Md.

South elevation

2/6



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Routzahn. Waters Farmstead

Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO Crownsville Rd

Smokehouse, Southwest corner view

3/6



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Routzahn-Waters Farmstead

Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPC, Crownsville, Md.

Deteriorated agricultural outbuildings,  
view from southeast

4/6



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Rootzahn - Noters Farmstead

Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

Bank barn, north elevation

5/6





F. 4-92

Rootzel & Waters Farmstead

Frederick County

Photo: Janet Low

June 1992

Wet. 20. N. 2' 10" - 100' 100' 100' 100'

Elkington Sta. - 100' 100' 100' 100'

62